

PB# 97-6

STEWART PROPERTIES

17-4-13

97 - 6

STEWART PROPERTIES SITE PLAN - RT.
(HILDRETH)

Approved 6/3/97

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

16149

Feb. 24 1997

Received from Stewart Properties, Inc \$ 100.00

One Hundred 00/100 DOLLARS

For P.B. # 97-6

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 1001		100.00

By Dorothy H. Hansen

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14584

Wilson Jones • Carbonless • S1612-4WCL Duplicate • S1614-4WCL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1988

DATE February 21, 1997 RECEIPT NUMBER 97-6

RECEIVED FROM Stewart Properties, LLC

Address 900 Corporate Blvd - Newburgh, N.Y. 12550

Seven Hundred Fifty 00/100 DOLLARS \$ 750.00

FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK		
BALANCE DUE	-0-		MONEY ORDER		

BY A. Zappalo
Mynal Mason, Secretary

Wilson Jones • Carbonless • S1612-4WCL Duplicate • S1614-4WCL Triplicate

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DATE June 3, 1997 RECEIPT NUMBER 97-6

RECEIVED FROM Orange County Auto Body

Address 51-53 Rt. 9W - New Windsor, N.Y. 12553

Eight Hundred & Two 74/100 DOLLARS \$ 802.74

FOR 2% of Cost Estimate - Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	802	74	CASH		
AMOUNT PAID	802	74	CHECK	# 6153	
BALANCE DUE	-0-		MONEY ORDER		

BY A. Zappalo
Mynal Mason, Secretary

Town Clerk
TITLE

Wilson Jones - Carbonless - S162-WJCL Duplicate - S164-WJCL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1999

DATE February 21, 1997 RECEIPT NUMBER 97-6
 RECEIVED FROM Steuer Properties, LLC
 Address 900 Corporate Blvd. - Newburgh, N.Y. 12550
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 00	CASH	
AMOUNT PAID	750 00	CHECK	
BALANCE DUE	-0-	MONEY ORDER	

J. Zappolo
 BY Maryal Mason, Secretary

Wilson Jones - Carbonless - S162-WJCL Duplicate - S164-WJCL Triplicate

© Wilson Jones, 1999

DATE June 3, 1997 RECEIPT NUMBER 97-6
 RECEIVED FROM Orange County Auto Body
 Address 51-53 Rt. 9W - New Windsor, N.Y. 12553
Eight Hundred & Two 74/100 DOLLARS \$ 802.74
 FOR 2% of Cost Estimate - Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	802 74	CASH	
AMOUNT PAID	802 74	CHECK	# 6153
BALANCE DUE	-0-	MONEY ORDER	

J. Zappolo
 BY Maryal Mason, Secretary

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt

16381

June 3 1997

Received from Orange County Auto Body \$ 100.00
One Hundred 00/100 DOLLARS

For Planning Board 97-6

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 6152		100.00

By Dorothy H. Hansen

Town Clerk
 TITLE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-6

NAME: STEWART PROPERTIES, LLC - SITE PLAN
APPLICANT: STEWART PROPERTIES, LLC

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/03/97	PLANS STAMPED	APPROVED
03/26/97	P.B. APPEARANCE . MOVE FLAG POLE AND NEED COPY OF EASEMENT BEFORE SIGNING . COST ESTIMATE*	APPR. CONDIT.
02/26/97	P.B. APPEARANCE	LA:ND WVE PH RETURN
02/20/97	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/16/96	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-6

NAME: STEWART PROPERTIES, LLC - SITE PLAN
APPLICANT: STEWART PROPERTIES, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/21/97	EAF SUBMITTED	02/21/97	WITH APPLICATION
ORIG	02/21/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/21/97	LEAD AGENCY DECLARED	02/26/97	TOOK LEAD AGENCY
ORIG	02/21/97	REQUEST FOR INFORMATION	/ /	
ORIG	02/21/97	DECLARATION (POS/NEG)	02/26/97	DECL. NEG DEC.
ORIG	02/26/97	PUBLIC HEARING	02/26/97	WAIVED
ORIG	02/26/97	PUBLIC HEARING	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-6

NAME: STEWART PROPERTIES, LLC - SITE PLAN
APPLICANT: STEWART PROPERTIES, LLC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	03/19/97	MUNICIPAL HIGHWAY	03/21/97	APPROVED
REV1	03/19/97	MUNICIPAL WATER	03/21/97	APPROVED
REV1	03/19/97	MUNICIPAL SEWER	/ /	
REV1	03/19/97	MUNICIPAL FIRE	03/20/97	APPROVED
ORIG	02/21/97	MUNICIPAL HIGHWAY	02/24/97	APPROVED
ORIG	02/21/97	MUNICIPAL WATER	02/24/97	APPROVED
ORIG	02/21/97	MUNICIPAL SEWER	03/19/97	SUPERSEDED BY REV1
ORIG	02/21/97	MUNICIPAL FIRE	02/25/97	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-6

NAME: STEWART PROPERTIES, LLC - SITE PLAN
APPLICANT: STEWART PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/21/97	REC. CK. #1002	PAID		750.00	
02/26/97	P.B. ATTY. FEE	CHG	35.00		
02/26/97	P.B. MINUTES	CHG	121.50		
03/26/97	P.B. ATTY. FEE	CHG	35.00		
03/26/97	P.B. MINUTES	CHG	22.50		
05/20/97	P.B. ENGINEER FEE	CHG	241.70		
05/30/97	RET. TO APPLICANT	CHG	294.30		
		TOTAL:	750.00	750.00	0.00

6are to L.R. 4/2/97

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 97-6

NAME: STEWART PROPERTIES, LLC - SITE PLAN
APPLICANT: STEWART PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/20/97	APPROVAL FEE	CHG	100.00		
05/30/97	REC. CK. #6152	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 97-6

NAME: STEWART PROPERTIES, LLC - SITE PLAN

APPLICANT: STEWART PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	--BAL-DUE
05/20/97	2% OF COST EST. \$40,137.00	CHG	802.74		
05/30/97	REC. CK. #6153	PAID		802.74	
		TOTAL:	802.74	802.74	0.00

Stewart Properties
fees Due

97-6

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00 Pl

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ X A

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS).....\$ _____

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ _____

TOTAL ESCROW PAID:.....\$ _____

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

_____ @ \$500.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 40,132.00

2% OF COST ESTIMATE \$ _____ EQUALS \$ 802.74 (2)

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: ~~455.70~~ 455.70

RETURN TO APPLICANT: \$ ~~335.50~~ 294.30

ADDITIONAL DUE: \$ _____

AS OF: 05/22/97

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

TASK: 97- 6

FOR WORK DONE PRIOR TO: 05/22/97

										DOLLARS	
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	MRS.	TIME	EXP.	BILLED	BALANCE
97-6	12938	02/20/97	TIME	MJE	WS STEWART PROP S/P	75.00	0.40	30.00			
97-6	13724	02/25/97	TIME	MJE	MC STEWART PROP S/P	75.00	0.50	37.50			
97-6	13911	02/26/97	TIME	MCK	CL STEWART PROP COMMENT	28.00	0.50	14.00			
97-6	16456	03/19/97	TIME	MJE	WS STEWART PROPERTIES	75.00	0.40	30.00			
97-6	17417	03/25/97	TIME	MJE	MC STEWART PROPERTIES	75.00	0.50	37.50			
97-6	16677	03/26/97	TIME	MCK	CL RYM COMM STEWART PROP	28.00	0.50	14.00			
									163.00		
97-6	17888	03/31/97	BILL 97-334 4/15/97							-163.00	
										-163.00	
97-6	20446	05/14/97	TIME	MJE	MC COST EST & FINAL	75.00	0.50	37.50			
97-6	21040	05/22/97	TIME	MJE	MC final plan review	75.00	0.40	30.00			
97-6	21042	05/22/97	TIME	MCK	CL memo final review	28.00	0.40	11.20			
TASK TOTAL								241.70	0.00	-163.00	78.70
GRAND TOTAL								241.70	0.00	-163.00	78.70

Drainage Easement

5/2/97 Myra -
Easement looks
OK for purpose
intended.
Myra

This Indenture made this 22 day of April, 1997 by DEBRA L. SIDOLI, residing at 3551 Route 9W, New Windsor, NY 12553 (hereinafter "the Grantor"), and STEWART PROPERTIES, L.L.C., a limited liability company with principal offices at c/o Nugent & Haeussler, P.C., 900 Corporate Boulevard, Newburgh, New York 12550 (hereinafter "the Grantee")

W i t n e s s e t h

The Grantor for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, and release unto the Grantee, its successors or assigns, an easement for drainage improvements in, under, over, and through the property of the Grantor in the Town of New Windsor, County of Orange and State of New York, being a portion of the premises shown on the tax map, Section 17, Block 4, Lot 58.1 and more particularly shown on a drawing annexed hereto as Schedule A together with a metes and bounds description also annexed hereto as Schedule B (the "Easement Premises").

1. The Grantor grants and conveys to the Grantee an easement in, under, over, and through the Easement premises for the purposes of constructing drainage improvements and appurtenances related thereto.
2. The Grantor grants and conveys to the Grantee the right to maintain the Easement premises, including the right to cut, trim, and remove trees, shrubs or other objects located within the Easement Premises, and to clean and clear any drainage pipe, to insure the proper functioning of the drainage improvements.
3. The Grantee agrees to maintain the Easement Premises in a neat and clean manner.

4. All rights and obligations contained in this document shall run with the land and shall be binding upon the inure to the benefit of the parties hereto, their respective successors and assigns.

In Witness Whereof, the parties have executed this Indenture as of the day and year first above written.


DEBRA L. SIDOLI

STEWART PROPERTIES, L.L.C.

By 

ACKNOWLEDGMENTS

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the day of 19 97, before me
personally came DEBRA L. SIDOLI

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

Notary Public

STATE OF NEW YORK, COUNTY OF ORANGE

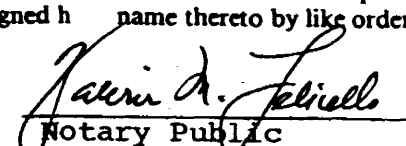
SS:

On the day of 19 97, before me
personally came *Raymond Yamane*

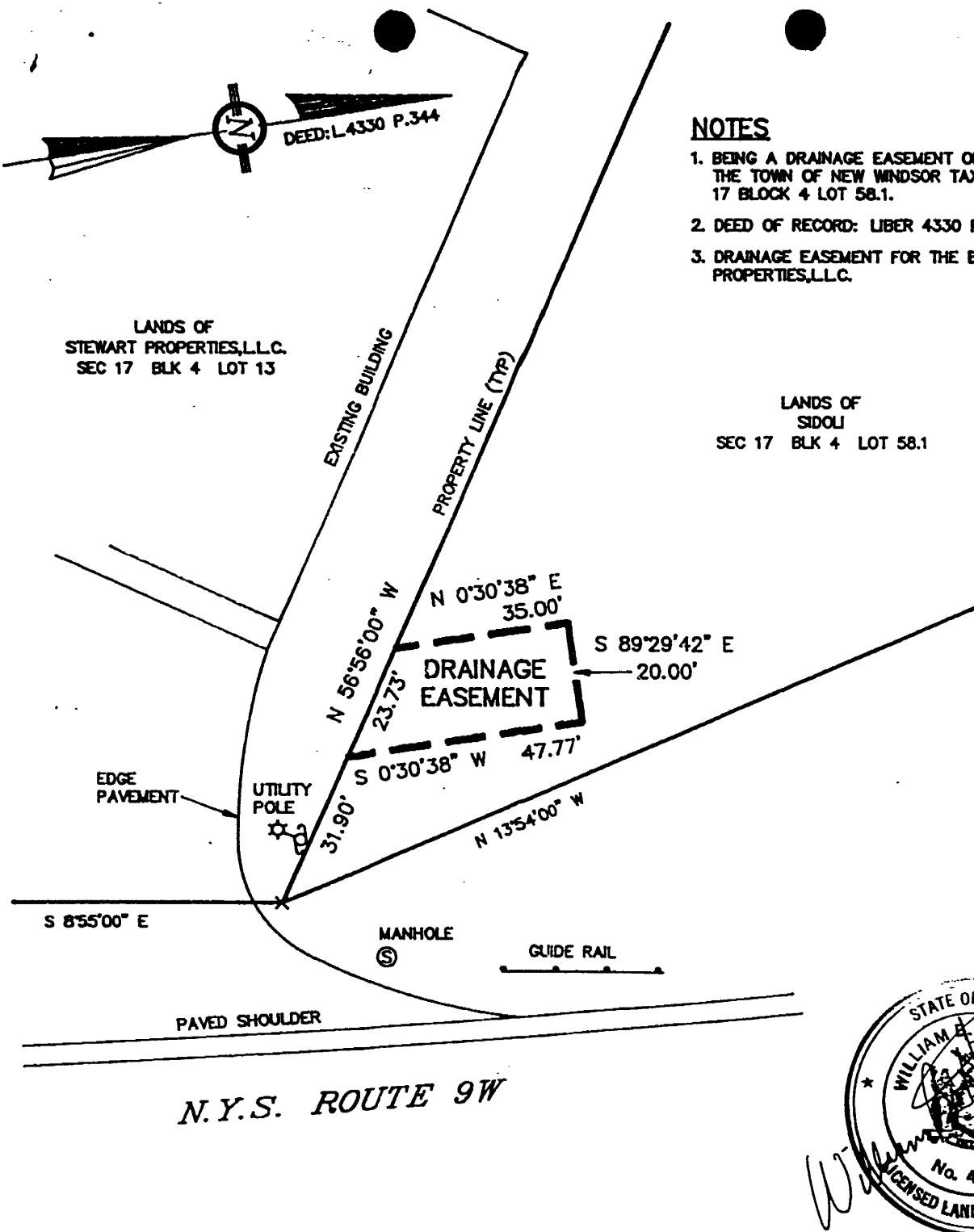
to me known, who being by me duly sworn, did depose and
say that he resides at No. 51 ROUTE 9W

that he is the *NEW WINNER*
of *MANAGER*
LLC

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed h name thereto by like order.

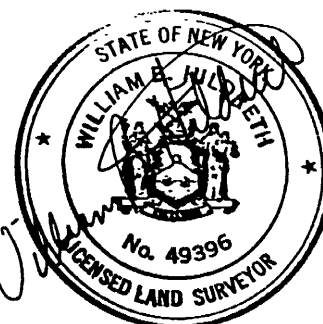

Notary Public

VALERIA M. FELICELLO
Notary Public, State of New York
No. 4841994
Qualified in Orange County
Commission Expires March 30, 19 99



NOTES

1. BEING A DRAINAGE EASEMENT ON LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 17 BLOCK 4 LOT 58.1.
2. DEED OF RECORD: LIBER 4330 PAGE 344
3. DRAINAGE EASEMENT FOR THE BENEFIT OF STEWART PROPERTIES, L.L.C.



& Grevas
Hildreth, P.C.
 LAND SURVEYORS
 33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
 TEL: (914) 562-8667

MAP FOR:

DEBRA L. SIDOLI

REVISIONS : ACAD:9WEMENT

DATE	DESCRIPTION

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: WBH
 Checked:
 Scale: 1"=30'
 Date: 27 Mar. 1997
 Job No: 96-091

**DRAINAGE
 EASEMENT**

SCHEDULE B

All that certain piece of parcel of land situate, lying, and being in the Town of New Windsor, Orange County, New York, being more particularly described as follows:

Beginning at a point in the division line between lands of the Grantor and lands of the Grantee, said point being 31.90' as measured along said line in a westerly direction from its intersection with the westerly line of N.Y.S. Route 9W, running thence, the following courses:

1. Still along said division line, N 56°56'00" W 23.73' to a point;
2. Through lands of the Grantor, N 0°30'38" E 35.00' to a point;
3. Still through said lands, S 89°29'22" E 20.00' to a point;
4. Still through said lands, S 0°30'38" W 47.77' to the point or place of beginning.

STEWART PROPERTIES SITE PLAN (97-6) RT. 9W

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: For the minutes, I want to state that my cousin and partner of another project is part owner of this project but I have absolutely no interest in it whatsoever and will chair the meeting. Go ahead, Bill.

MR. HILDRETH: This is second appearance before the board for this property, I want to outline the changes that have been made since the last time. Parking lot has been revised slightly. There was some discussion about a patient dropoff which we retained, eliminated spaces and cut the proposed sidewalk back so the cars can pull through and come out and the previous site plan had a dumpster location in the northwest corner, this is a medical building, has to be taken care of internally and with special pickups so they don't need a dumpster. So I was able to put, I lost three spaces for the patient dropoff put two back here, net loss of one space total. So the breakdown that I showed last time of the doctors and rooms per doctors still works. Revised the aisle space to 25 feet here at its narrowest point to comply with the new town parking requirements which I hope will be passed, I have added easements, metes and bounds for the drainage that needs to go on the adjoining property. We also have tonight Mr. Yannone, he gave me the easement that came from the attorney that is to be passed along and signed, it isn't signed.

MR. PETRO: You have it in your possession, we can get a copy of it.

MR. HILDRETH: It's not signed but you can see it or comment if you wish.

MR. PETRO: Once a signed copy is received just drop it off at Myra and we can have it in our file.

MR. HILDRETH: That is underway and in the process and I added the metes and bounds to the site plan landscaping items, we show some junipers to be planted

along the south property line five to six, excuse me, hemlocks five to six feet high, Junipers around the area of the proposed sign, topsoil and seeding between the new curbing and the edge of Route 9W out front. Added amount of lot 250 watt high pressure sodium, it's my understanding that Don Greene had seen the site plan and has seen the site and has verbally said okay, I have no paperwork. But he has seen it and he's told.

MR. PETRO: Do we have anything at all Mark?

MR. EDSALL: I know that you haven't got confirmation but Don did get ahold of me and we discussed briefly the arrangement for the entrance because of my concern with drainage and we agreed that the majority was staying on the property based on the grading that is proposed, so I know he's looked at it and indicated to me he has no problem with it.

MR. LUCAS: I did make a site visit, most of it would stay there, I mean almost impossible to get it out.

MR. EDSALL: That is what we talked about.

MR. LUCAS: My only other concern everything looked, most of it was cosmetic, it will look really great envisioning it. The only thing I was concerned about is the two story apartment and I don't know how you'd ever stop, I don't think it has so much to do with this but they may use that at night.

MR. YANNONE: Parking lot I you mean we tried to leave an open area by the curb that is why we brought it back a little bit so they'd still have enough space to park the cars without actually going into a parking lot but I'm sure it will happen.

MR. LUCAS: That is what's going to happen.

MR. PETRO: Mark, you're talking about the flag pole being located on the other side where the bushes are only so it doesn't get hit by a car.

MR. EDSALL: Snow plows, very minor comment but I figured we'd suggest it.

MR. PETRO: We'll consider that a suggestion, we'll leave it to the applicant.

MR. PETRO: We had suggested last time some of the landscaping you put in place, that is done, I also suggested about a couple wall packs or showing the wall packs I see that that is now on the map. Mark, do you have anything to add to lighting?

MR. EDSALL: No, not at all.

MR. PETRO: Parking spaces is the only, I don't even want to use the word problem as Mark notes in the notes here, applicant has shown shown them at 9 by 19 which is proposed law which is going to be adopted we assume sometime within the next month or two by the town board. I have spoken with Mr. Meyers, supervisor, and he said that he felt that it was not a problem to move forward with this or any other application that came at this time and that maybe we can do it with a note if it becomes necessary for these signs to be planned so the applicant can get a building permit.

MR. EDSALL: We talked, Mike and I, about how to handle this because we knew this would come up, maybe there's a way that the board can move forward where the C.O.s for the building are based on what would be 10 by 20 spaces that would be available and they are going to bond I'm sure the striping and I'm sure by the time they have occupied their first C.O. and maybe looking for the second portion of the interior to be occupied it will all be straightened out so we can probably work with them on that, Mike and I.

MR. PETRO: The only reason the town hasn't gotten to it is when the bulk tables are changed, they try to come up with a few together, they didn't want to have it at one time, that is the only reason it hasn't been taken care of. Okay, gentlemen, we have looked at this a couple times, I think the applicant has certainly put everything on the plan that we had suggested. I see a subject to obviously on putting the curb cut in place and the easement in our file other than that, Carmen, do you have anything else?

MR. DUBALDI: No.

MR. STENT: No.

MR. LANDER: No, all I can say is that that is little bit different than the previous plan I looked at.

MR. HILDRETH: Little bit, not a lot.

MR. LANDER: I have no problem with this.

MR. LUCAS: None at all, didn't we waive public hearing?

MR. PETRO: Everything has been taken care of.

MR. LUCAS: Motion we grant final approval for Stewart Properties.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Stewart Properties site plan on Route 9W subject to the easement for the water drainage being put in our file and signed and the curb cut approval being in our file from New York State DOT.

MR. HILDRETH: And a couple comments from the engineer.

MR. PETRO: And I believe some of them were suggestions so that is up to the applicant, i.e., flag pole.

MR. HILDRETH: I have no problem with the flag pole.

MR. PETRO: It's up to him. Any other comments? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

March 26, 1997

60

MR. LANDER

AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: STEWART PROPERTIES SITE PLAN
PROJECT LOCATION: ROUTE 9W (WEST SIDE)
(FORMER STEWART FURNITURE PROPERTY)
SECTION 17-BLOCK 4-LOT 13
PROJECT NUMBER: 97-6
DATE: 26 MARCH 1997
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF
THE EXISTING BUILDING AS A COMBINATION MEDICAL
BUILDING AND SERVICE ESTABLISHMENT. THE PLAN
WAS PREVIOUSLY REVIEWED AT THE 26 FEBRUARY 1997
PLANNING BOARD MEETING.

1. The Applicant has revised the site plan as per the discussions at the 26 February 1997 meeting and the engineering Technical Review Comments. Some items still need to be addressed, as follows:
 - a. The drainage easement to the adjoining lands n/f Sidoli must be acquired and it is recommended that a copy of the Easement Agreement be on record with the Planning Board prior to stamp of approval.
 - b. The Board should note that the parking spaces on the site plan are sized at 9' X 19', in accordance with a proposed Zoning Code change (current Code requires 10' X 20').
 - c. The sign detail should note that the sign must include the street number for the establishment, in accordance with the current Town 911 Regulations.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: STEWART PROPERTIES SITE PLAN
PROJECT LOCATION: ROUTE 9W (WEST SIDE)
(FORMER STEWART FURNITURE PROPERTY)
SECTION 17-BLOCK 4-LOT 13
PROJECT NUMBER: 97-6
DATE: 26 MARCH 1997

d. It is recommended that the flagpole be relocated to the south side of the driveway, near the landscaping and business sign. The current location would appear to be highly prone to damage from vehicles.

2. At this time I am aware of no further outstanding issues with regard to this application.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:STEWART2.mk

RESULTS OF P.E. MEETING

DATE: March 26, 1997

PROJECT NAME: Stewart Properties S.P. PROJECT NUMBER 97-6

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) L S) 0 VOTE: A 5 N 0 APPR. CONDITIONALLY: ✓

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need copy of Easement prior to stamp of Approval

Move flag Pole



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 97-6
WORK SESSION DATE: 19 Mar 97 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: revised plans
PROJECT NAME: Stewart Properties
PROJECT STATUS: NEW x OLD _____
REPRESENTATIVE PRESENT: Bill H.
MUNIC REPS PRESENT: BLDG INSP. around
FIRE INSP. x
ENGINEER x
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Mante doing easement.
- Parking OK - still 9x19
- exist sign & curbing TBR
- sign to include street #

next avail mtg



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: STEWART PROPERTIES SITE PLAN
PROJECT LOCATION: ROUTE 9W (WEST SIDE)
(FORMER STEWART FURNITURE PROPERTY)
SECTION 17-BLOCK 4-LOT 13
PROJECT NUMBER: 97-6
DATE: 26 FEBRUARY 1997
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF
THE EXISTING BUILDING AS A COMBINATION MEDICAL
BUILDING AND SERVICE ESTABLISHMENT. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the NC Zoning District of the Town. The proposed uses are A-15 (Medical Clinic) and A-10 (Service Establishment). The "required" bulk information shown on the plan is correct for this zone and use groups. The site would appear to comply with the minimum bulk requirements, with the exception of a rear yard setback deficiency, which is a pre-existing non-conforming condition.
2. I have performed a preliminary review of the site plan and provide the following comments:
 - a. The Board should discuss the "patient drop-off" area with the Applicant to discuss the anticipated vehicle movement and discuss possible handicapped accessibility compliance problems.
 - b. The Board should note that the parking spaces depicted on the plan are 9' x 19' in dimension, which currently does not meet the code, but (as the Board knows) is the proposed size for parking spaces based on a proposed Town Code change. The Board may wish to discuss the timing of the site plan approval relative to this Code change.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: STEWART PROPERTIES SITE PLAN
PROJECT LOCATION: ROUTE 9W (WEST SIDE)
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SECTION 17-BLOCK 4-LOT 13
PROJECT NUMBER: 97-6
DATE: 26 FEBRUARY 1997

- c. The plan acknowledges the need to obtain an easement from the adjoining property owner for a drainage discharge from this site. This should be resolved before stamp of approval.
- d. The shale parking area detail and the pavement detail both refer to use of on-site material as subbase course. This should be revised to indicate use of same, "if suitable".
- e. The handicapped parking detail should acknowledge that the delineation (striping) for handicapped spaces must be blue in color.
- f. The Applicant may wish to review Section 48-18, Supplementary Sign Regulations, of the Code. There is not a need to provide a 15' setback for the proposed sign and the sign size indicated is more restrictive than the Code.
- g. The proposed stormwater piping on the site would appear to provide minimum cover for the indicated pipe and provide for two (2) collection points within the paved area. Slopes through the parking lot are extremely minimal and it may be appropriate to change the CMP piping to HDPE piping.

In addition, additional point elevations may be necessary for the parking lot development to ensure drainage to the two (2) interior catch basins. Since the existing highway entrance would appear to be at a somewhat lower elevation than the proposed parking lot, it may be appropriate to provide a catch basin on each side of the proposed entrance to ensure that any "outflow" will be collected and discharged to the State stormwater system.

- h. It would appear appropriate that the Applicant topsoil and seed the area between the highway and the new curb, especially to the north of the new entrance.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: STEWART PROPERTIES SITE PLAN
PROJECT LOCATION: ROUTE 9W (WEST SIDE)
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SECTION 17-BLOCK 4-LOT 13
PROJECT NUMBER: 97-6
DATE: 26 FEBRUARY 1997

- i. The Planning Board should note that existing lighting fixtures are depicted for the building. The Board should decide if any additional information is required concerning site lighting.
 - j. As can be noted from this site plan, there is very little existing area where landscaping can be developed. Other than the suggestion noted under Item (h) above, I do not believe there is much room for landscaping, other than the buffer strip along the south and a possible "island" near the northeast corner at the striped-out non-parking area. The Board may wish to further discuss this aspect of the site plan.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
 4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
 5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:STEWART.mk

NEW YORK STATE DEPARTMENT OF TRANSPORTATION

EAST ORANGE AND ROCKLAND OFFICE

PERMIT INSPECTION UNIT

112 DICKSON STREET

NEWBURGH, NEW YORK 12550

phone(914) 562-4094

**Albert J. Bauman
Regional Director**

**Joseph H. Broardman
Acting Commissioner**

March 5,1997

**Planning & Zoning Board
Town of New Windsor
55 Union Ave.
New Windsor, N.Y. 12553**

**Re: Stewart Properties
ROUTE 9W sh.41-2**

Dear Chairman;

We have reviewed this matter and please find our comments checked below.

XX A highway work permit will be required. Please ask Building Department not to issue building permit without proof of State Highway Work Permit.

XX No objection.

**Need additional information; Traffic study ,
and or Drainage study .**

To be reviewed by Regional Office.

Does not effect New York State Department of Transportation.

PLEASE NOTE: Entrance must conform to state highway work permit.

ADDITIONAL COMMENTS:

Yours truly,



Donald Greene C.E.I

" THINGS TO BUG MARK ABOUT "

1. DATE: 5-19-97

P.B. # 97-15 PROJECT NAME/APPLICANT: Coach Diner

ITEMS TO BE ADDRESSED: Approval of Easement - Revised Plan
Does this need cost estimate?
Need fees?

2. DATE: 5-19-97

P.B. # 97-6 PROJECT NAME/APPLICANT: Stewart Properties

ITEMS TO BE ADDRESSED: Cost Estimate approval?
You approved the easement on 5/7/97 -
Approve plan Need fees?

3. DATE: _____

P.B. # _____ PROJECT NAME/APPLICANT: _____

ITEMS TO BE ADDRESSED: _____

4. DATE: _____

P.B. # _____ PROJECT NAME/APPLICANT: _____

ITEMS TO BE ADDRESSED: _____

5. DATE: _____

P.B. # _____ PROJECT NAME/APPLICANT: _____

ITEMS TO BE ADDRESSED: _____

97-6

**TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN IMPROVEMENT ESTIMATE
STEWART PROPERTIES, L.L.C.**

ITEM	QUANTITY	UNIT PRICE	AMOUNT
Paving <i>(credit for asphalt not shown)</i>	3100 S.Y.	7.50 \$8.00/S.Y.	23,250 \$24,800
Curbing	343 L.F.	9.00/L.F.	3,087
Topsoil/Seeding	390 S.Y.	.50/S.Y.	195
Trees	12	100 ea.	1200
Parking Striping	441 L.F.	.40/L.F.	175
Catch Basins	2	900 ea.	1800
15" HDPE Pipe	210 L.F.	15.00/L.F.	3150
Handicap Signs & Striping	3	100 ea.	300
Concrete Sidewalk	48 S.Y.	35/54 48.00/S.Y.	1680 1440
Building Mounted Lights	3	250 ea.	750
Sign	1	LS	1000
Flag Pole	1	LS	250
Shale	660 S.Y.	5.00/S.Y.	3300
TOTAL:			40,137 341,447
4% INSPECTION FEE:			\$ 1,658
29.			\$ 802.74

97-6

**TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN IMPROVEMENT ESTIMATE
STEWART PROPERTIES, L.L.C.**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Paving	33100 S.Y.	\$8.00/S.Y.	\$24,800
Curbing	343 L.F.	9.00/L.F.	3,087
Topsoil/Seeding	390 S.Y.	.50/S.Y.	195
Trees	12	100 ea.	1200
Parking Striping	441 L.F.	.40/L.F.	175
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15" HDPE Pipe	210 L.F.	15.00/L.F.	3150
Handicap Signs & Striping	3	100 ea.	300
Concrete Sidewalk	48 S.Y.	48.00/S.Y.	1440
Building Mounted Lights	3	250 ea.	750
Sign	1	LS	1000
Flag Pole	1	LS	250
Shale	660 S.Y.	5.00/S.Y.	3300
TOTAL:			\$41,447
4% INSPECTION FEE:			\$ 1,658

faxed to Mark

RESULTS OF P.B. MEETING

DATE: February 26, 1997

PROJECT NAME: Stewart Properties PROJECT NUMBER 97-6

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) S VOTE: A 5 N 0

* M) M S) S VOTE: A 5 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) M S) S VOTE: A 3 N 1

WAIVED: YES ✓ NO 1 abstain - Petro

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need Easement resolved before stamp of approval
Can't stamp plan until parking space code changes
are adopted by the Town Board
specify what lights will be used.
More detail on landscaping needed.

STEWART PROPERTIES SITE PLAN (97-6) RT. 9W

William Hildreth of Grevas and Hildreth appeared before the board for this proposal.

MR. PETRO: I want the minutes to reflect I think Mr. Van Leeuwen is here obviously for number 4, the Van Leeuwen lot line change, you are here for a discussion item, correct, and he discussed it with me earlier we said we'd make room on the agenda for him so there will be one additional item. Also, for the minutes, I want to note that my cousin and partner, Ray Yannone is a percentage partner in this project but I have absolutely no financial or any other interests in the project other than that as a town official.

MR. HILDRETH: And Mr. Yannone is here as well.

MR. PETRO: So I will conduct the meeting and put in my two cents.

MR. HILDRETH: This property is located in the NC zone, it's on the west side of Route 9W, it's the Stewart Furniture property, it's located entirely in the NC zone, although it does border up against an R-4. The proposal here is to take the furniture building and turn it into medical offices. In so doing, they are going to remove the frame addition on the southerly side, makes more room for parking. Then there's also one story portion in the back 4,500 square feet, it's going to be an ambulette transportation type service. Vehicles for that operation will park inside the building. There's a bay door in the back, bay door here so they can run through. The net square footage after removing that portion I spoke about earlier for the medical offices is 12,400 square feet. It's going to be medical offices doctors, they don't know exactly how many yet, so for the parking requirements I have shown a possible breakdown if you had 6 doctors you need 4 spaces per each, assuming 4 examining rooms per doctor plus I know they are going to have to have an exam room and x-ray room another 26 spaces. Maximum number of employees that this ambulette service would employ would be 7, don't know if they'd ever be there all at one time. It comes to 57, we have 60 spaces

available.

MR. LANDER: When you do that calculation, you're going to limit yourself to 6 doctors, two rooms and 7 employees.

MR. HILDRETH: That is what I am saying, what I am saying why I'm calling it, calling it a possible breakdown, I want the board to understand if they have 7 doctors, they have to cut down the room, if they have 5, they can have more rooms. They are not sure how it's going to be but the reason I did that was to show the board that there's parking available for about that many doctors.

MR. LUCAS: There's only 24 feet in the front of the building before you come to the highway?

MR. HILDRETH: What are you looking at?

MR. LANDER: He doesn't have his glasses on.

MR. HILDRETH: The road right-of-way is quite a ways off the edge of the road, Stewarts is on the right, you go, you'll see the existing sign and planter, the right-of-way line splits right down the middle of that, that is quite a ways off that. The parking lot will be paved around on the south side and up to the front of the building on the north side and then it will be gravel down the driveway to some parking spaces in the back and for the ambulette circulation.

MR. PETRO: Bill, what's the easement you're talking about?

MR. HILDRETH: I was going to get to that. I will do that now. In order to drain this paved parking lot and keep the drainage off of 9W, we put in two catch basins and they must discharge into that ravine, this is right next to that ravine on the west side. However, that is crossing the property line so Mr. Yannone has already spoken with the adjoining owner and they don't have a problem with doing this. Obviously, well, you know our party will do the paperwork and whatnot, but in order to install that drain it has to go across the property

line and that was the need for the easements, once it hits the ravine, it goes under 9W.

MR. PETRO: Ravine doesn't cut down quick enough?

MR. HILDRETH: Well, if you look at where the property line is, it's only 22 feet off the building and to drain this, it's got to be X number of feet below ground, it's not going to be at the property line so you have to continue.

MR. PETRO: That is why I was asking.

MR. LUCAS: That goes underneath 9W and where Rudy's Trailer Park is to the north end of it.

MR. HILDRETH: Don't know exactly where it goes through there but it does.

MR. PETRO: I see to new landowner. I thought Town of New Windsor owned some land.

MR. HILDRETH: Sold it to them, this used to be town property there then it ran all the way from here to 94.

MR. BABCOCK: We didn't sell the whole piece.

MR. HILDRETH: No, the town will still retain a portion up against Route 94, that is correct.

MR. LANDER: Now, Bill, not to interrupt your proposal but the building up here--

MR. HILDRETH: Well, the building is there, that is the proposed use.

MR. LANDER: Building's already there so we're a half a foot over the line already.

MR. HILDRETH: Yeah, I mean that is existing, you know, it came that way.

MR. PETRO: You reduce the size of this entire structure by removing approximately how many square feet off it?

MR. HILDRETH: It's 20 by 100, I think it's 2,200 square feet, it's, excuse me, 100 and no, it is 124 but that is coming down, I just saw this tonight but it looks pretty good if you want to look at this, the area that we're talking about that is going to be removed would be underneath this roof overhang, roof overhang does exist now all the way to the edge of that portion that is going to be removed so that portion that is going to be removed is right along this side over here.

MR. LANDER: We're going to have to sprinkler this building right?

MR. HILDRETH: I don't know.

MR. LUCAS: Is it sprinklered?

MR. YANNONE: No, it's not now.

MR. BABCOCK: It's only new construction to my knowledge, it's not a change of use, anything erected after the certain date so it is not, this is not being erected, so it won't require a sprinkler under the Town Code under the State Code I'm not sure.

MR. LANDER: Yeah, I thought if there was a change of use then he would have to upgrade it to the new standards.

MR. BABCOCK: I can find that out.

MR. LANDER: That is not necessarily right now but we'll research that and take a look at it.

MR. PETRO: We have fire approval as it is shown and that approval is on 2/25/97.

MR. BABCOCK: You have fire?

MR. PETRO: And he has some other comments but nothing about sprinklers, yes, we had worked with him at the workshop with that question and posed it to him directly before the property was purchased, not we, the applicant, and I believe he was informed at that time

he did not need sprinklers.

MR. LUCAS: Is that freestanding roof system or is it--

MR. HILDRETH: Well, there's a roof cantilever or overhang, I don't know the proper term that exists now that covers the sidewalk and this entryway that is there, that is existing now, has a little planter, all of this takes place in here and the roof line as it's shown here currently it is, it's going to be worked on so it looks like this.

MR. PETRO: HDPE piping, is that with the slots on top?

MR. EDSALL: No, that is the high density polyethylene, that is the black corrugated plastic pipe.

MR. PETRO: That is what we always use.

MR. HILDRETH: It's not slotted.

MR. PETRO: You're talking about the galvanized piping, is that what you're talking about?

MR. EDSALL: What I am suggesting because of the very flat slopes that you change from the galvanized corrugated metal pipe to the high density polyethylene with the smooth liner and it will high out and I checked it, looks as if you have at least one foot cover so I think you can use it.

MR. PETRO: Wherever you have CMP change it to HDPE.

MR. EDSALL: Bill and I talked about that.

MR. PETRO: It's a lot stronger too.

MR. HILDRETH: To finish the site plan improvement items, of course we have to have, do the acceptable concrete curb entrance and then what they would propose to do is run the concrete to the end of the radius and then asphalt curb to the back and the curbing would stop on the north side just short of where the pavement was stopped. Landscaping, there isn't a lot of room on this site to begin with or when we're done for

landscaping, however, I was able to pull the edge of the parking ten foot off this property line, this is an apartment next door, even though it's a NC zone, there are residences there so we can landscape this strip here and the area on the southeast corner where the sign is going to can be landscaped and that's about it.

MR. PETRO: I think on the north side is where the ravine is and on the west side is all wooded area so the only side really we could landscape would be the southerly side.

MR. HILDRETH: Well, it makes sense because this is residential, the only space there is on the plan.

MR. PETRO: Sign on the front is remaining.

MR. HILDRETH: You'll see dead center along the property line is concrete block curbing and sign, all of that is coming out, the new sign is going to go in the southeast corner.

MR. PETRO: It's more than that you don't meet zoning to the side.

MR. HILDRETH: No, it's going to comply, the sign regulations have been increased.

MR. LUCAS: How do cars get into the building?

MR. HILDRETH: At the present time, there's no curb cut in front of the Stewart's so they just wheel in. The way this curbing is constructed and set up they are still going to be able to come in around their mailbox and park along the sidewalk. The mailman can still pull over and get to the mailbox. Quite frankly, because of the nature of the open nature of it now, they are using quite a bit of this property. The way this is set up, it's not going to prevent them from using their parking but it's going to make them change the way they park.

MR. LANDER: Right next to that is the apartment building, do you have a light, is that a light, I don't see a legend.

MR. HILDRETH: There's a pole with a light.

MR. LANDER: It's existing now?

MR. HILDRETH: It's existing, I noted typical over here.

MR. LANDER: Okay.

MR. HILDRETH: But they both are existing, I was just going to get to that, the lighting aspects, you have got those two existing poles with lights. There are building mounted lights on the building now. The ones that are on the portion that are going to be removed would be pulled over and there are also, are you going to retain the recessed lights under the top?

MR. YANNONE: Yes.

MR. HILDRETH: Recessed lighting here as well that should be sufficient for this.

MR. DUBALDI: Is the sign electrified, is there any electricity going to the sign?

MR. HILDRETH: Externally illuminated.

MR. DUBALDI: I ask that because it's close to the apartment.

MR. LANDER: The approximate edge of parking area is that the existing--

MR. HILDRETH: That is existing. From that approximate edge all the way to the south is just grass and trees and weeds at this time.

MR. LANDER: You can take that out.

MR. HILDRETH: Yeah.

MR. LUCAS: Presently have town sewer and water?

MR. HILDRETH: Yeah, everything's there.

MR. LANDER: Drainage was a big problem on the site from day one from Stewarts.

MR. HILDRETH: It's flat, it's got some potholes in it.

MR. LANDER: Well, the water stands, that is my thing with the two catch basins should get rid of it.

MR. HILDRETH: The idea is to get the site water out, there's an existing catch basin in the state right-of-way, it's very small but it's there that I have incorporated in the entrance here and the idea when we get all done is to increase the grade about where I have shown the flag pole so that the only water that is going to be drained from our site in this catch basin which is going to be from the entrance, everything else is going to go to these two basins into the ravine.

MR. PETRO: Bill, the proposed concrete walk around the building, what's the width of that?

MR. HILDRETH: What I had shown I believe it was five feet but based on this, which is what they want to do, where I have shown a proposed walk on the south side of the building that is coming out, that is not going to be there.

MR. LUCAS: Cause there's no entrance in there anyway, right?

MR. HILDRETH: No, but I was thinking of, you know, people parking cars and walking but they can walk through the parking lot.

MR. PETRO: What's your tightest backout area?

MR. HILDRETH: I have got way more than 24 feet, you're talking about aisle space, that is probably right where the planter is which is going to change, it's going to get smaller, I have got over 35 feet.

MR. PETRO: The one reason I do--

MR. HILDRETH: It's tighter here, all right, I'm at a minimum right here.

MR. PETRO: I notice that you have the spaces as proposed new space which is 9 x 19, which is correct but the new backout space and you should know this because you won't be able to have it both ways is going to be 25 feet, you're still gaining a foot because 19 and 19 and 19 instead of 20 and 20 and 24, you're still a foot ahead, but I don't want you to show 9 by 19 and stick with 24 because it will be both.

MR. HILDRETH: It's only another foot.

MR. PETRO: I have got plenty of room.

MR. HILDRETH: I set this at a minimum to get as many spaces as I could along the front.

MR. PETRO: You're saying the concrete walk in the front is existing and it is five feet?

MR. LANDER: I was just going to ask him that question.

MR. HILDRETH: It's 6.

MR. LANDER: For handicapped.

MR. HILDRETH: Has to be 6.

MR. LANDER: Well, yeah, because if you are going to use the sidewalk as curb stop, bumpers overhang, it would be deficient if it was under.

MR. HILDRETH: It's six foot.

MR. PETRO: As I mentioned the curbing, Ron, the curbing obviously in the DOT right-of-way and the part of the curb cut that is entering the property is going to be made out of concrete, right, Mark?

MR. EDSALL: That is what the plan shows.

MR. PETRO: Balance of the curbing which would be on the southerly side is going to be out of asphalt

curbing but basically that is just, just a bumper stop.

MR. HILDRETH: Correct.

MR. PETRO: Does any member have any problem with that?

MR. LANDER: No, there will be curbing, where does the asphalt curbing--

MR. HILDRETH: Yes, concrete curbing, if you follow the dancing pen, concrete curbing is going to run from the entrance in around the curb and stop, okay, and now on this side, it's going to come around and I suppose we could run it all the way across the front, I don't know but the entrance has to be concrete and we can pick a spot to stop.

MR. PETRO: I don't think where it's necessary to return it as long as it's only acting as a bumper stop, you're not really collecting water there, the water is going down towards the culvert system.

MR. DUBALDI: When does 9W stand to be redone?

MR. PETRO: Supposed to be '97.

MR. HILDRETH: Probably put shoulders in, that would be nice. I make no proposed changes in grades between the right-of-way line and the edge of pavement, I'm going to leave it alone, I'm working with it.

MR. PETRO: See where, gentlemen, see where he has the concrete curbing? I think that is sufficient as far as the concrete curbing, the asphalt bumper stop for the balance which has just been on the southerly side and the little bit in the front so far off anyway, okay, that is done.

MR. LANDER: Concrete pad in front of ambulette right by a couple parking spaces, is that going to be new, is that there already, this concrete pad?

MR. HILDRETH: Oh, that is probably going to go, that is an existing feature, I believe is in front of another overhead door or loading door.

MR. YANNONE: Yes.

MR. HILDRETH: That is going to go.

MR. PETRO: Let the plan reflect that you should have that not on there.

MR. HILDRETH: There's so much stuff, I had a little trouble getting going, there's so much that is going to come out, I didn't know if I should try and develop two plans, I wanted to show everybody what was there at least to start with, maybe now that we have talked about it and we know I can clean some of it off.

MR. PETRO: Make it to be removed.

MR. LANDER: Parking in the back, Bill, on the north side, northwest that is employee parking I see?

MR. HILDRETH: It would be anticipated that that would be employee parking. There is no reason to expect that patients are going to go back there.

MR. PETRO: How are you going to access the proposed ambulette part of the building? Where is the main door?

MR. HILDRETH: You have got an overhead door at the north end.

MR. PETRO: Where the employee parking will be?

MR. HILDRETH: Correct and another overhead door almost centered on this larger aisle space between the, pretty much underneath where I have shown the overhead light and that would be the circulation through the--

MR. PETRO: Driveway to get to the back of where would be shaded on the side of the building, right?

MR. HILDRETH: Correct.

MR. PETRO: Mark, let's go over the patient drop off area so we get that clarified or Bill?

MR. HILDRETH: If I may?

MR. EDSALL: Sure.

MR. HILDRETH: One of the things I tried to do was retain this planter because they like the look of it, when Mr. Yannone brought this in in redoing this front that existing planter is going to go anyway and in using the roof line that is going to stay, you were talking about needing 8 and 8 plus this sidewalk is not going to wrap around like I had shown on the plan. So by removing the sidewalk and reconfiguring the planter, there's going to be enough room if you look at this the way they have it, you're going to have the 16 feet right here.

MR. EDSALL: Does the sidewalk that runs along the south side of the building to service all those parking spaces that is all coming out?

MR. HILDRETH: Yeah, that is not shown on this so they don't want it, I had shown that as proposed but that is not there now.

MR. HILDRETH: Okay. Can you see that from there, Mark, but by doing it this way and using that roof line you now have the 16 feet you need, that existing planter is going go to and they are going to do something different that won't be as big as that is.

MR. PETRO: If the car doors open it will not be obstructing the door for handicapped persons to access it?

MR. HILDRETH: Right.

MR. BABCOCK: 16 foot wide that is plenty.

MR. HILDRETH: It almost works now but not with opening up.

MR. EDSALL: Actually if you are removing the sidewalk to the west of that area that is no longer a pedestrian route for other people. So even if you kept the

sidewalk as part of that 18 or used paved that would then become an unloading area for a vehicle that pulls in, it's okay for it to overlap then when it obstructed the route coming from the sidewalk that is above it on the plan, that is the problem.

MR. HILDRETH: The existing sidewalk does wrap around for 20 feet, if you left this that would--

MR. EDSALL: That was Bob Rogers' concern in the workshop was that you had a pedestrian route running from west to east along the side of the building and that if someone opened their door, effectively they could hit someone or block it. Well, if that sidewalk's gone that becomes purely an uploading area which is fine so if that is what you're doing then I would see no problem with that.

MR. PETRO: Looks like the problem took care of itself.

MR. DUBALDI: I have a question, the patient drop off area, now basically you're only going to be able to access that from this way, you're not going to be able to drive in one way and drive out the other, what's going to prevent that from being another, just another parking spot?

MR. HILDRETH: Well, by planning to have cars park nose in, maybe some kind of a barrier there would do the trick.

MR. DUBALDI: If a car pulls in, they are going to have to back out to get out of the space.

MR. HILDRETH: That is correct.

MR. DUBALDI: The way it looks on the plan--

MR. HILDRETH: Behind this you're going to have cars parked there, right, it's not going to drive through, that is correct.

MR. LANDER: There is a curb there already.

MR. HILDRETH: That is proposed and again that was to

make some kind of a barrier to keep people from shooting through there into a parked car.

MR. PETRO: Why can't they drive through though?

MR. HILDRETH: We're going to lose the parking spaces.

MR. BABCOCK: If you left it to the point where if there was nobody parked in that area, drive through, turn around and go back out.

MR. HILDRETH: Well, without a barrier there, human nature would--

MR. PETRO: Don't put the curb, leave it open.

MR. BABCOCK: Nobody's parked there, drive through and turn around.

MR. HILDRETH: All right with you, all right with me.

MR. PETRO: Leave it as at least an option.

MR. DUBALDI: What happens if a car pulls up too far and there's another car, you're leaving yourself open to a problem, I don't really like that.

MR. LANDER: You mean--

MR. DUBALDI: You'll have a patient dropoff area and there's going to be another car and there's not going to be a curb to stop it from going too far, don't you think that is going to be a problem?

MR. PETRO: No.

MR. BABCOCK: Planter will stop it, the cars are coming in the other way.

MR. PETRO: Driving too far down you mean?

MR. DUBALDI: Yeah, going too far.

MR. PETRO: Get out in the rain and walk underneath the roof.

MR. DUBALDI: If you go too far, you're going to hit a car.

MR. PETRO: Well, you can hit a car anywhere in the parking lot, in any parking lot you can do that.

MR. EDSALL: Jim, could we just, of all my comments which I gave to Bill which are mainly clean up items, we talked about 2A, could we just in the record for 2B, obviously I told Bill about the change I want to indicate that I have forwarded the board's proposed code change to the supervisor, I'm not sure if he is going to consider that change with to be at the March workshop or April workshop, but in either case, you should know it has gone over, the planning board did recommend that it is adopted with 9 x 19 and 25 foot aisles.

MR. PETRO: Applicant is aware that the plan can't be stamped until the resolution has been passed by the town board because you're proposing it under what would be a new law.

MR. EDALL: The other--

MR. HILDRETH: So noted.

MR. PETRO: But I do believe that that should happen before you get final.

MR. EDSALL: The other two items 2I and 2J, if we can get them out of the way just for the record. Well, 2I I'm just letting you know they are showing all the existing lighting, I'm aware of no problems or complaints from adjoining neighbors. I'm not quite sure what the level of lighting is. The board may have a better experience or knowledge than I do on the existing conditions. I just want to see if the board's comfortable with the lighting that is there, if you want any more information or not, I have to let Bill know.

MR. LANDER: Are the lights operational on the building now? They are on at night?

MR. YANNONE: They are not on at night.

MR. LUCAS: You're going to have lighting on the overhang anyway.

MR. YANNONE: Yeah, there's recessed lights on the overhang now.

MR. LANDER: We're talking about the--

MR. PETRO: Are you showing wall packs anywhere?

MR. HILDRETH: Yes, heavy dark triangles 1, 2.

MR. EDSALL: They are existing spotlights or--

MR. HILDRETH: That is where there's existing lights now, it's as good a spot as any to put new ones.

MR. LUCAS: This is an operation that is 9 to 5 operation basically?

MR. YANNONE: Well, I mean normal doctors' hours I mean there will probably be some evening hours also.

MR. LUCAS: Closed on Wednesdays then.

MR. LANDER: I don't know whether the lights of this building would interfere with anybody cause there's no building in the back here, there's no residence behind the apartment building is there?

MR. PETRO: No.

MR. HILDRETH: Not directly behind, these are residential lots but the homes are up on 94, correct?

MR. LUCAS: But there's nothing here.

MR. PETRO: Mark, in my opinion wall packs would be fine on this particular site. Are you agreeing or disagreeing?

MR. EDSALL: I don't think they are wall packs or

modern wall pack units now, I think they are just spots and they may be fine as long as the board feels comfortable with what they have seen out there we'll let it go.

MR. LANDER: We haven't seen anything, the lights aren't on but what I would suggest would be Bill just let Mark know what lights are going to go on here, what type lights you're going to put on here and see how far they extend into the parking lot.

MR. PETRO: I would suggest like a 250 watt wall packs, it will be sufficient, I had the same problem down there on what I just built and I don't need the light poles and the wall packs really light it up.

MR. EDSALL: From the rendering there's an overhang that runs along the whole front, if you are going to put under soffit lighting there.

MR. YANNONE: Exists now all the way across.

MR. EDSALL: As the chairman indicates these wall packs that is going to provide you with quite a bit of lighting for well over half the parking and the rest would be probably reasonable and that is where you want to hold back the lighting level anyway cause it's going towards the residential houses.

MR. PETRO: You might want to add an extra wall pack on the front side.

MR. HILDRETH: Open instead of 2 maybe 3 you mean on the south side?

MR. PETRO: No, on the east side, I don't see any on that side at all.

MR. HILDRETH: That is the front of the building.

MR. EDSALL: That will be under the soffit.

MR. PETRO: Not for the ones out on the road though.

MR. HILDRETH: We have got two existing poles on the

site now with streetlight type lighting.

MR. PETRO: Forget what I said, just show those as 200 or 250 wall pack units, you only have three of them there additional.

MR. LANDER: Bill, just let Mark know what you're going to put on, I'm sure they'll be fine.

MR. LUCAS: The poles on the south side of the property next to the two story brick apartment building, is that light there for the apartment building or is that lit there for the property?

MR. HILDRETH: It's over the parking lot.

MR. YANNONE: Angled towards our building.

MR. HILDRETH: The fixture comes off the pole in a northerly direction and it hangs out over the parking lot.

MR. LUCAS: Not that it is your concern but is there lighting for them, do they use that same lighting?

MR. HILDRETH: That light lights up the area.

MR. PETRO: Back to the landscaping on the south side, can you define that a little bit on the next plan, little tiny schedule, not landscaping plan.

MR. HILDRETH: Type and quantity?

MR. PETRO: That is all and I will put in front also from the property line up to Route 9W once it's curb, looks like you're going to have a 10 or 20 foot spot.

MR. HILDRETH: Right now it looks like a parking lot.

MR. PETRO: He's going to want to have soil and seeded or do something up there, you're not going to leave it the way it is.

MR. HILDRETH: I'm wondering about state plowing and this, that and the other thing.

MR. PETRO: How about just seed?

MR. HILDRETH: I don't have a problem, just wondering if it might be planting something that isn't going to grow and it's going to die.

MR. PETRO: How are you going to leave it existing, just dirt?

MR. YANNONE: We'll seed it.

MR. EDSALL: You can dress it up.

MR. HILDRETH: As long as it doesn't effect the drainage, I'm concerned about doing any change in the grading in the area between the pavement and the property line.

MR. PETRO: You're making a blacktop bumper go up with a couple inches of topsoil and feather it down just dress it up a little bit, you don't have to go all the way down to 9W, only detail not a detail but a schedule just for that other landscaping that is all.

MR. YANNONE: I have a question on the patient dropoff because we're drawing the plans for the interior of the building, I want to make sure you I understand if we do now need or would like to continue this sidewalk as it's drawn on the site plan, I understand now that because of the handicapped accessibility, I would not be able to wrap the building with the sidewalk as it's drawn on the site plan, is that correct? I'm a little confused about that.

MR. PETRO: That is, Mark, let me answer you first, yes, because what the fire inspector is saying handicapped person could access that sidewalk, be coming down the sidewalk, someone open up the car door and be blocked from the entrance, is that correct?

MR. BABCOCK: Yeah, but he's moved, he's changed the planter, he's put a new planter in.

MR. YANNONE: I don't think we're going to have 16 feet

with the sidewalk.

MR. BABCOCK: Why do you need 16 feet?

MR. LUCAS: You're not going to put a sidewalk.

MR. PETRO: If he wants to now.

MR. YANNONE: I'm drawing the interior layout and we may actually end up with an office accessible from some point on the side of this building so I'd like to know what my options are.

MR. HILDRETH: 16 feet we need the existing sidewalk curls around and stops if you leave that where it is and don't continue it down the south side of the building area, it's not considered a sidewalk.

MR. HILDRETH: You don't need the 16 feet because it's in the pedestrian thoroughfare.

MR. YANNONE: So if I do have access for another office somewhere along this exterior wall, I would not be able to connect the sidewalks then I would have to have, would have to break of some sort so it would not continue through. Am I understanding this correctly? It's drawn now with the sidewalk, the way it's drawn now it shows the sidewalk but because of the possible handicapped access problem--

MR. EDSALL: My gut feeling is that if you interrupted the sidewalk in the area of the dropoff and just made that a total paved area exactly what you rendering shows then I think you'll be okay and if someone walks across that paved area so be it.

MR. YANNONE: If so, if we had a break in the sidewalk area, let's say I had a little planter or something to stop the flow then continue the sidewalk further on in the building, to access another office in the rear then we'd be okay.

MR. EDSALL: Yes.

MR. YANNONE: We just can't have a regular walkway.

MR. EDSALL: From what I understand, Bob's concern I think it does make some sense and I can work it out with Bill in the workshop where it's good to break off.

MR. YANNONE: I wanted to make sure before we do the--

MR. PETRO: Can he have another entrance or exit door to the office somewhere on the southerly side and the away to access it?

MR. EDSALL: Yes.

MR. PETRO: What else?

MR. YANNONE: Only question I have.

MR. PETRO: You don't need any zoning variances.

MR. HILDRETH: No, this complies with use, all of the setbacks are existing, whether they comply or not and we're making the building smaller on the south side.

MR. KRIEGER: I note that you put on the map proposed flag pole, pursuant to the requirements a suggestion to the planning board, it's a voluntary act on the part of the developer. Are you willing to also commit yourself to keep a flag on the flag pole, an American flag?

MR. YANNONE: I think on almost every other property I have put a pole and flag and I have kept it illuminated with a flag.

MR. KRIEGER: With an American flag.

MR. DUBALDI: Motion we assume lead agency under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept lead agency for the Stewart Properties site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Shale parking area section, where is that located?

MR. HILDRETH: Well, we have to construct this, make it a little bit wider.

MR. LANDER: It's going to be in the back.

MR. HILDRETH: Basically for the drive along the north side of the property in the back what you have there now is an existing parking lot that is in deteriorating conditions, potholes, old broken up pavement and whatnot, but it appears that the sub-base is pretty good, so with some regrading and some scraping and getting it to the shape you want.

MR. LANDER: Also we have chain link fence.

MR. HILDRETH: That is another item that is existing that is going to go.

MR. LANDER: And dumpster enclosure.

MR. HILDRETH: That is going to be located at the southwest corner.

MR. PETRO: For the minutes, we have fire approval on 2/25/97, highway approval on 2/24/97 and water approval on 2/24/97. Carmen has brought up the need for public hearing and you want to discuss the public hearing?

MR. DUBALDI: Discuss it.

MR. PETRO: Do any members have any comments on that? Bill, while we're talking about the public hearing, Michael, we know we have a residential on the south

side and brand new residential on the right side but let's keep in mind I'm only one member, that this has been an existing commercial use for what 30, 40 years maybe?

MR. BABCOCK: Right.

MR. HILDRETH: This property is touched by four properties and there's a single property directly across the street, this is an apartment, I believe there's two apartments in this, these are residences in the back, you can't even see the homes from there, this side, and this is that new home that was constructed that you talked about before, it's on the other side of the ravine. Right now, you can see through the woods. In the summertime, when the leaves are full, I doubt it.

MR. PETRO: Some time ago we did a public hearing just down the road for another doctor but I believe that was because it was a different zone at that time and it was a non-conforming use.

MR. BABCOCK: That is correct.

MR. PETRO: Now, this is a conforming use?

MR. BABCOCK: That is correct, he had to go to the zoning board and get a variance to be there.

MR. PETRO: That is why we did a public hearing but this one would not require a public hearing under discretionary judgment.

MR. BABCOCK: That is right.

MR. EDSALL: This has been rezoned to NC so the uses are now complying.

MR. STENT: I'd just like to hear the reason why we need a public hearing?

MR. DUBALDI: I didn't say that, I just said we have to make a determination.

MR. LUCAS: I don't think we need a public hearing if it's zoned properly and he's just cosmetically enhancing the building and there's only, I mean it's--

MR. HILDRETH: We're going to do the outside work and there's probably quite a bit of work you have got to do inside partitions and walls.

MR. EDSALL: One of the things you may want to put in the record relative to your discussions on the public hearing so the fact that everything as far as the building is existing and everything that is proposed effectively is an upgrade to restore the condition of the paving, to restore the condition of the building, they are really not proposing any new features outside except for upgrades.

MR. HILDRETH: Parking lot is going to be a little bigger than what's there.

MR. EDSALL: But effectively, it's probably regaining some of the portions that have deteriorated.

MR. HILDRETH: Very well.

MR. LANDER: Mr. Chairman, I'd like to say that the only reason I would suggest that we have a public hearing is cause of the change of use that would be the only reason that I can see to have a public hearing.

MR. PETRO: But let's keep in mind and it's a good point, yes, it is a change of use but the use is still a conforming use.

MR. LANDER: Yes, but I think we're going to a more, a heavier use as far as traffic, I don't think, I think after this thing has come to a head that there will be more traffic in there than Stewart's Furniture Store was in operation, I would believe with doctors' offices.

MR. PETRO: I hope so for the applicant.

MR. LANDER: So that is only my--

MR. PETRO: Andy, why don't you voice an opinion? Sometimes we call on you for an opinion on a public hearing.

MR. KRIEGER: What opinion do you want me to voice? I mean, it's discretionary, it's up to the board, you're entitled to do either, every one of the members of the board has made their feelings known so--

MR. HILDRETH: Planning board public hearings are adjoiners and across the street only, right, or is it just adjoiners and across the street, I don't even know if the property owner lives in this apartment.

MR. PETRO: Adjoining properties.

MR. HILDRETH: People that live here aren't going to know this public hearing is going on.

MR. LUCAS: Make a motion we waive the public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing for the Stewart's properties site plan under its discretionary judgment under paragraph 4819C of the town zoning local law. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	NO
MR. PETRO	ABSTAIN

MR. HILDRETH: Negative dec or do you want to wait?

MR. HILDRETH: SEQRA process, does anyone have any discussion about that, want to make a motion?

MR. STENT: We took lead agency.

MR. DUBALDI: We have to make a determination Mr. Stent.

MR. PETRO: Do we feel there's an environmental impact on surrounding properties? If not, let's have a motion.

MR. LUCAS: Motion that we declare negative dec on this project.

MR. KRIEGER: It's no or maybe not no or yes, negative dec means no.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative dec under the SEQRA process for the Stewarts properties on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You have some housekeeping notes you have to do, change the CMP pipe to the other style, just the detail of the landscaping schedule, the wall packs to be labeled as we had discussed, remove that chain link fence and the concrete structure off the site and you need the--

MR. HILDRETH: I'll make an effort and go through this plan to identify everything to be removed rather than take it off, I think you should still see them since they are there.

MR. LANDER: As long as they are labeled.

MR. PETRO: Up front this area to be seeded and obviously we needed the easement in place before we can

take any action.

MR. HILDRETH: I don't know how long that is going to take, the discussion, you know, was productive, we now have to come up with paperwork, I guess.

MR. YANNONE: Yes.

MR. HILDRETH: We can pursue that on a parallel road while we're doing everything else.

MR. STENT: Meanwhile, decide what you're going to do with the sidewalk on the south side.

MR. PETRO: It will be depicted properly on the plan. Gentlemen, any further questions at this time? Ron, Mike, Carmen?

MR. HILDRETH: Thank you.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

MAR 21 1997

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

N.W. HIGHWAY DEPT.

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 6

DATE PLAN RECEIVED: RECEIVED MAR 19 1997

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

W. James Sullivan 3/21/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Stewart Properties LLC

Date: 20 March 1997

Planning Board Reference Number: PB-97-6


Dated: 19 March 1997

Fire Prevention Reference Number: FPS-97-012

A review of the above referenced subject site plan was conducted on 20 March 1997.

This site plan is acceptable.

Plans Dated: 10 March 1997 Revision 1


Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **97 - 6**

DATE PLAN RECEIVED: **RECEIVED MAR 19 1997**

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Stewart Properties _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~

There is town water for this property

HIGHWAY SUPERINTENDENT DATE

Steve D. D.O. Gano 8-21-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 6

DATE PLAN RECEIVED: RECEIVED FEB 2 1 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Stewart Properties _____ has been

reviewed by me and is approved ☒ _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is water to this property.

HIGHWAY SUPERINTENDENT DATE

John D. ... 2-24-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Stewart Properties LLC

Date: 25 February 1997

Planning Board Reference Number: PB-97-6

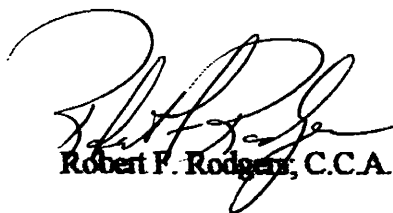
Dated: 21 February 1997

Fire Prevention Reference Number: FPS-97-007

A review of the above referenced subject site plan was conducted on 24 February 1997.

This site plan is acceptable.

Plans Dated: 20 February 1997.



Robert F. Rodgers, C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 6

DATE PLAN RECEIVED: RECEIVED FEB 21 1997

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

RECEIVED

FEB 24 1997

N.W. HIGHWAY DEPT.

[Signature] 2/24/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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- ☐ Branch Office
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Millford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW WINDSOR

P/B # **97 - 6**

WORK SESSION DATE: 20 FEB 97

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: Stewart Properties LLC

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: WBH

MUNIC REPS PRESENT: BLDG INSP. arrd
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Under canopy drop-off problem - door opening
- (A-15 doors) (A-10 Svc Estab) C-4.2 C-1 1st floor
- 9x19 spaces shown
- topsoil and seed along ROW - Q for P/B need landscape (around square) with PL
- asphalt curb
- lighting - all existing - Q for P/B do we want plan

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 97-6
WORK SESSION DATE: 16 Oct 96 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full Later
PROJECT NAME: Yannone s/p
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Fred Monte / Ray Yannone
MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- old Skewarts Building -
- possible mix of doctor's office and reg offices
- also rear area possible parking
- curbs for front
- landscape and lighting plan
- drainage to north to town property
- possible canopy for front area
- s/p is only front.
- per Rich doesn't need sprinkler per code and state (based on existing)

possible Bill Haddeth
doing plan

4MJ91 pbwsform

TOWN OF NEW WINDSOR

97-6

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD



17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan X Spec. Permit _____

1. Name of Project STEWART PROPERTIES, LLC SITE PLAN

2. Name of Applicant STEWART PROPERTIES, LLC Phone 587-9500

Address 900 CORPORATE BLVD. NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record STEWART PROPERTIES, LLC Phone 567-9500

Address 900 CORPORATE BOULEVARD NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.

Address 33 QUASSACK AVENUE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney _____ Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
(Name)

7. Project Location: On the WEST side of ROUTE 9W
(street)

900± feet NORTH of BROAD STREET
(direction) (street)

8. Project Data: Acreage of Parcel 1.4 Zone NC
School Dist. NCSD

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 17 Block 4 Lot 13

11. General Description of Project: MEDICAL OFFICE WITH TRANSPORTATION/
AMBULETTE SERVICE IN EXISTING BUILDING

12. Has the Zoning Board of Appeals granted any variances for this property? yes ☒ no.

13. Has a Special Permit previously been granted for this property? yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

27th day of January 1997 X [Signature]
Applicant's Signature

[Signature]
Notary Public

VALERIA M. FELICELLO
Notary Public, State of New York
No. 4841994
Qualified in Orange County
Commission Expires March 30, 1997

TOWN USE ONLY:

RECEIVED FEB 2 1 1997

Date Application Received

97 - 6

Application Number

97 - 6

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the


TOWN OF NEW WINDSOR PLANNING BOARD

RAY YANNONE
(Applicant)

, deposes and says that he

resides at 51 ROUTE 9W CORNWALL
(Applicant's Address)in the County of ORANGEand State of NEW YORKand that he is the applicant for the STEWART PROPERTIES, LLC
SITE PLAN
(Project Name and Description)which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDETH, L.S., P.C.
(Professional Representative)

to make the foregoing application as described therein.

Date: 1/29/97
(Owner's Signature)
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

RECEIVED FEB 21 1997

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Applicant's Name(s)
3. ☒ Applicant's Address(es)
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Dates
8. ☒ Area Map Inset
9. ☒ Site Designation
10. ☒ Properties Within 500' of Site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ☒ Landscaping
23. ☒ Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas
28. ☒ Paving Details
(Items 25-27)

29. ☒ Curbing Locations
30. ☒ Curbing Through Section
31. ☒ Catch Basin Locations
32. ☒ Catch Basin Through Section
33. ☒ Storm Drainage
34. ☒ Refuse Storage
35. ☒ Other Outdoor Storage
- * 36. ☒ Water Supply
- * 37. ☒ Sanitary Disposal System
- * 38. ☒ Fire Hydrants
- * 39. ☒ Building Locations
- * 40. ☒ Building Setbacks
- * 41. ☒ Front Building Elevations
42. ☒ Divisions of Occupancy
43. ☒ Sign Details
44. ☒ Bulk Table Inset
45. ☒ Property Area (Nearest
100 sq. ft.)
46. ☒ Building Coverage (sq. ft.)
47. ☒ Building Coverage (% of
Total Area)
48. ☒ Pavement Coverage (sq. ft.)
49. ☒ Pavement Coverage (% of
Total Area)
50. ☒ Open Space (sq. ft.)
51. ☒ Open Space (% of Total Area)
52. ☒ No. of Parking Spaces Prop.
53. ☒ No. of Parking Spaces Req.

* EXISTING ITEMS

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Feldman, L.S.
Licensed Professional

Date: 20 FEBRUARY 1997

PROJECT I.D. NUMBER

617.21

Appendix C

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SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <u>STEWART PROPERTIES, LLC</u>		2. PROJECT NAME <u>STEWART PROPERTIES, LLC SITE PLAN</u>	
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WEST SIDE OF ROUTE 9W; 900'± NORTH OF BROAD STREET</u> <u>TAX MAP SECTION 17 BLOCK 4 LOT 13</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>TRANSPORTATION</u> <u>MEDICAL OFFICE AND AMBULETTE SERVICE IN EXISTING BUILDING</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>1.4</u> acres Ultimately <u>1.4</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>N.Y.S. DEPT. OF TRANSPORTATION; HIGHWAY ENTRANCE PERMIT/APPROVAL</u>			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>STEWART PROPERTIES, LLC</u>		Date: <u>20 FEB 1997</u>	
Signature: <u>William B. Feldman, L.S. (PREPARER)</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II--ENVIRONMENTAL ASSESSMENT (to be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the **FULL EAF** and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

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ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Hildner, U.S.